| 151.0 | 0002 | 0021.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 916,500 / 916,500 |
| | | | | | USE VALUE: | 916,500 / 916,500 |
| | | | | | ASSESSED: | 916,500 / 916,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | CEDAR AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MURNAGHAN STEPHEN JOHN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 10 CEDAR AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WALLACE CHRISTINE/ESTATE - |
| Owner 2: | - |
| Street 1: | 10 CEDAR AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,726 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6726.000 | 419,100 | | 497,400 | 916,500 |
| Total Card | 0.154 | 419,100 | | 497,400 | 916,500 |
| Total Parcel | 0.154 | 419,100 | | 497,400 | 916,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.15 | /Parcel: 484.1

**Legal Description**

**User Acct** 100072

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 10/12/16

## PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0021.0

!11846!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 419,300 | 0 | 6,726. | 497,400 | 916,700 | 916,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 317,500 | 0 | 6,726. | 466,300 | 783,800 | 783,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 317,500 | 0 | 6,726. | 385,500 | 703,000 | 703,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 317,500 | 0 | 6,726. | 354,400 | 671,900 | 671,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 317,500 | 0 | 6,726. | 323,300 | 640,800 | 640,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 301,600 | 0 | 6,726. | 317,100 | 618,700 | 618,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 237,500 | 0 | 6,726. | 294,700 | 532,200 | 532,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 237,500 | 0 | 6,726. | 280,400 | 517,900 | 517,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:58:45 |

**LAST REV**

| Date | Time |
|---|---|
| 10/07/20 | 14:59:35 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11846

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WALLACE CHRISTI | 74620-413 | | 5/6/2020 | Estate/Div | 847,000 | No | No | | |
| DEMOPOULOS JAME | 64127-437 | | 8/25/2014 | Convenience | 625,000 | No | No | | Christiane A Wallace dod 8/5/2019 |
| DEMOPOULOS JAME | 64127-432 | | 8/25/2014 | Convenience | 1 | No | No | | |
| DEMOPOULOS JAME | 54646-415 | | 5/6/2010 | Convenience | 1 | No | No | | |
| | 10947-112 | | 9/30/1965 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/12/2015 | 1754 | Manual | 5,210 | | | | | |
| 10/30/2015 | 1672 | Manual | 5,210 | | | | | |
| 1/30/2006 | 59 | Porch | 5,000 | | | | | replace 16 x16 por |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/7/2020 | SQ Returned | MM | Mary M |
| 7/16/2020 | SQ Mailed | MM | Mary M |
| 10/12/2016 | Permit Visit | DGM | D Mann |
| 10/12/2016 | Measured | DGM | D Mann |
| 11/12/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/22/1999 | Meas/Inspect | 263 | PATRIOT |
| 7/24/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100072 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6726 | | Sq. Ft. | Site | | 0 | 80. | 0.92 | 9 | | | | | | | | | 497,423 | | | | | | 497,400 | |

Total AC/HA: 0.15441 | Total SF/SM: 6726 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 497,423 | Spl Credit | Total: 497,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 8 - Plyw Panel | 15 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 12 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.20467508 |
| Const Adj.: | 0.97129685 |
| Adj $ / SQ: | 152.113 |
| Other Features: | 129250 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 514916 |
| Depreciation: | 95774 |
| Depreciated Total: | 419141 |

## COMMENTS

SCUTTLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

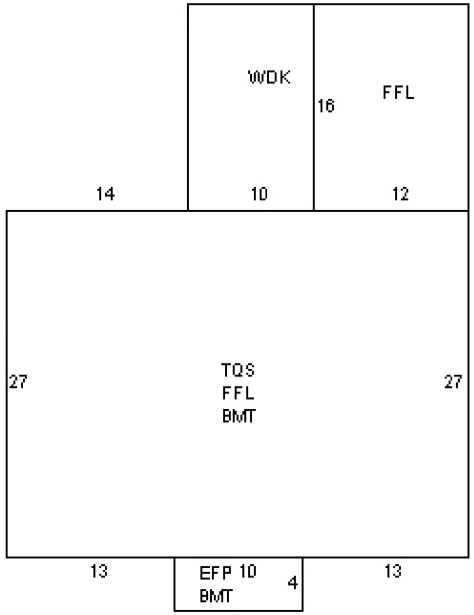
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | 2006 |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 167.32 |
| Special Features: | 0 | Val/Su Net: | 134.98 |
| Final Total: | 419100 | Val/Su SzAd | 221.39 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,164 | 152.110 | 177,059 |
| BMT | Basement | 1,012 | 45.630 | 46,181 |
| TQS | 3/4 Story | 729 | 152.110 | 110,890 |
| WDK | Deck | 160 | 11.900 | 1,904 |
| EFP | Enclos Porch | 40 | 70.520 | 2,821 |

| Net Sketched Area: | 3,105 | Total: | 338,855 |
|---|---|---|---|
| Size Ad | 1893 | Gross Are | 3348 | FinArea | 1893 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

151.0-0002-0021.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X20 | A | AV | 1927 | 0.00 | T | 40 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc